

FREESTANDING DRIVE-THRU OUTPARCEL FOR LEASE

1670 US Highway 41 Bypass S, Venice, FL



DRIVE THRU | 5,227 SF
EXISTING BANK BUILDING

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PROPERTY HIGHLIGHTS



- Former 5,227 sf bank building with three drive-thru lanes on a 1.7-acre hard corner.
- Zoning CSC
- Approximately 443' of frontage on Tamiami Trail, and 550' on US Hwy 41 which boasts strong visibility to the combined 62,036 vehicles per day.
- Access via Tamiami Trail and US-41 Bypass and shared access with adjoining property.
- National retailers in the immediate area are Lowe's, Aldi's Marshalls, Petco, Harbor Freight, Office Depot, LA Fitness, Bonfish Grill, Jersey Mikes, Culver's, and more.

DEMOGRAPHICS

Proposed
grocer
coming
soon

1 Mile 3 Mile



Population

6,563 48,324



Households

10,100 58,288



Median Age

64.9 64.9



Median HH Income

\$54,505 \$63,057



Daytime Employees

4,825 25,652

Population Growth '23 - '28

0.6% 0.6%

Household Growth '23 - '28

0.7% 0.6%



RESIDENTIAL DEVELOPMENT IN AREA

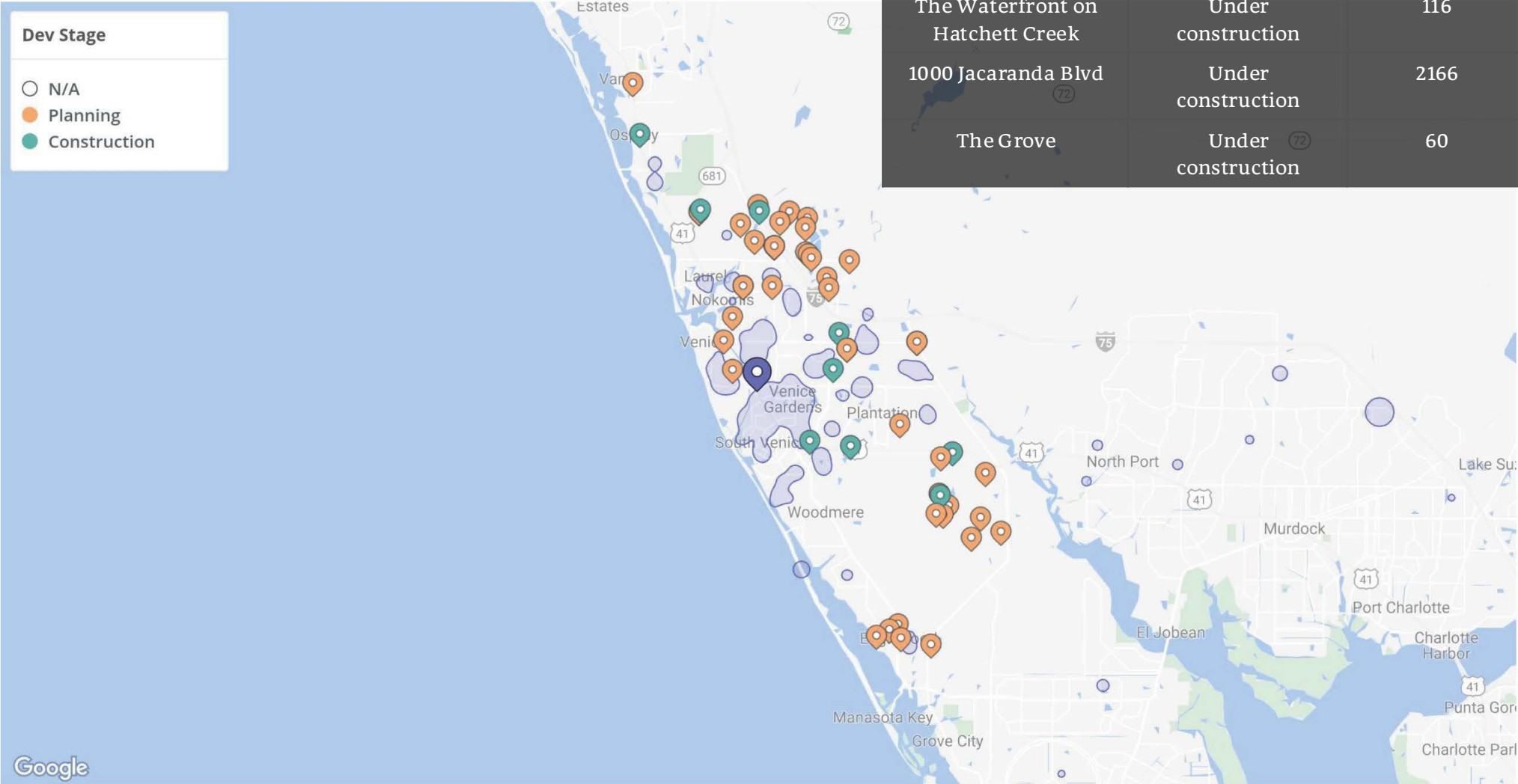


Planned Development

- **Building at 1670 US Highway 41 Bypass S**
1670 U.S. 41 Bypass S, Venice, FL 34293

Dev Stage

- N/A
- Planning
- Construction



<u>Project Name</u>	<u>Status</u>	<u># Units</u>
Marlow at Jacaranda	Under construction	240
The Waterfront on Hatchett Creek	Under construction	116
1000 Jacaranda Blvd	Under construction	2166
The Grove	Under construction	60

Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.